

**MINUTES
PLANNING COMMISSION
OCTOBER 3, 2019
LAKEWOOD CITY HALL
7:00 P.M.
AUDITORIUM**

The meeting was called to order at 7:00 p.m.

1. Roll Call

Members Present

Kyle Baker, Vice Chair
Kyle Krewson
Lou McMahon, Chair
Monica Rossiter

Others Present

Bryce Sylvester, Planner, P&D
Jennifer Swallow, Executive Assistant Law Director
Mark Papke, City Engineer

A motion was made by Mr. McMahon, seconded by Mr. Baker to **EXCUSE** the absence of Nathan Kelly. All the members voting yea, the motion passed.

2. Approve the Minutes of the September 5, 2019 meeting

A motion was made by Mr. McMahon, seconded by Ms. Rossiter to **APPROVE** the September 5, 2019 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

Administrative staff ("staff") read the Opening Remarks into record.

OLD BUSINESS

4. LOT SPLIT/CONSOLIDATION

**Docket No. 07-17-19*
17882 Lake Road
The Clifton Club**

Kathleen M Stringer, The Clifton Club, applicant requests a lot split and consolidation (PPN 311-04-011 and PPN 311-04-012), pursuant to section 1155.07 – procedures for lot splits and section 1155.06 – procedures for lot consolidation and resubdivisions. The property is in a R1L – Single Family, Low Density district. (Page 3)

*The applicant has requested to table this docket item.

Staff said the applicant requested the item be tabled to allow further evaluation of the proposal; staff supported the recommendation to table the item. Public notice would be given when the applicants were ready.

Planning Commission members ("Commission") had no comments; public comment was closed as no one addressed the issue.

A motion was made by Ms. Rossiter, seconded by Mr. Baker to **TABLE** the item. All the members voting yea, the motion passed.

CONDITIONAL USE

5. Docket No. 08-20-19

**13430 Madison Avenue
Alliant Treatment Center**

Ada and John Nworie, Alliant, applicants request to change the use of a property from a funeral home services to a residential treatment facility for substance abusers, pursuant to section 1129.02 - principal and conditional permitted uses. Property is in a C2, Commercial and Retail district. (Page)

Staff stated the applicants requested a deferral. Staff said answers to the concerns and questions posed at the last meeting had not been received and would be required two weeks before the next meeting. If not, staff would recommend a denial of the request due to the lack of information. The Commission stated the submission lacked details, the project intruded into the surrounding residential neighborhood, asked if the policy manual had been evaluated, no one was against treatment centers. Staff and outside sources were working to evaluate Alliant's policy manual. Public comment was taken.

A motion was made by Mr. McMahon, seconded by Ms. Rossiter to **DEFER** the request (per the Planning Commission members, details are to be received two weeks before docket deadline which is noon on Wednesday, October 31, 2019). All the members voting yea, the motion passed.

NEW BUSINESS

LOT SPLIT

6. Docket No. 10-28-19 2022 Lincoln Avenue St. Clement Church

Dru Siley, Liberty Development Co. requests a property split of parcel PPN 314-19-005 into two parcels, pursuant to section 1155.07 - procedures for lot splits. The property is in an C2 – Commercial, Retail district. (Page)

Dru Siley, Liberty Development Co., applicant was present to explain the request. The Commission confirmed the request was for a lot split with any consolidation presented later, asked about stormwater retention. Staff said there were minor issues that needed resolving; if approval were granted, it would be contingent upon review and approval of the City's Engineer. Public comment was taken.

Concerns/questions:

- Street parking in a congested area.
 - On-street parking will be added once the curb cut is removed.

Further discussion was about future demolition, contractual timeframe after approval of the lot split.

A motion was made by Ms. Rossiter, seconded by Mr. Krewson to **APPROVE** the request with the following condition:

- The plat is approved by the City Engineer.

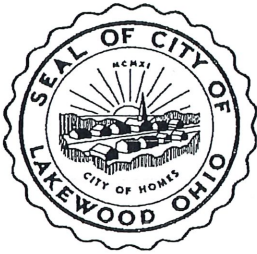
All the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. McMahon, seconded by Mr. Baker to **ADJOURN** the meeting at 7:31 P.M. All the members voting yea, the motion passed.

Katelyn Milius
Signature (on behalf of Chair)

11/7/2019
Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

1. ANTHONY Ines
2. Donald B. Hank
3. D. S. G.
4. Mary D. Delaney
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

SIGN NAME:

1. [Signature]
2. [Signature]
3. [Signature]
4. Mary Delaney
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☒ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, October 3, 2019

Johanna Schwarz

From: Mark Strozewski <m_strozewski@yahoo.com>
Sent: Sunday, September 29, 2019 10:04 PM
To: Planning Dept
Subject: Alliant Treatment Center Issue, On docket for oct 4th

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi,
I just wanted to express some feedback on the Alliant Treatment Center issue set for the docket on Thursday Oct 4th. Since the presentation to the planning commission last month, it has been radio silence to the community. We have not received an invitation or update from Alliant regarding all the suggestions and questions from the community and planning commission. And
I have been very involved with Alliant and their talks up til then.

Just wanted to express how they have seemed to disengage with the community now. Even though they say the community is the key to success with their company and their patients.

Thank you,
Mark Strozewski
1667 Elbur Ave.

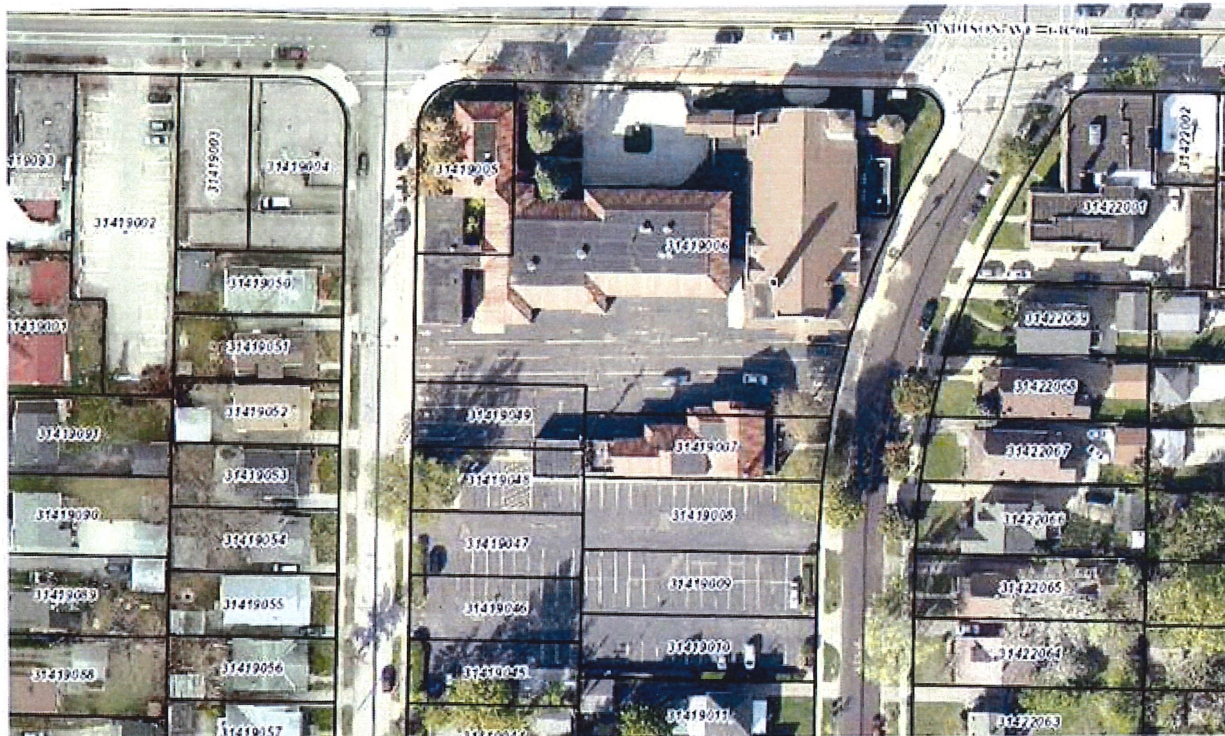


LIBERTY
DEVELOPMENT COMPANY

St. Clement Church Site Concept
2202 Lincoln Ave.
Lakewood, Ohio











Townhome Concept
Lakewood, Ohio



SP-01
DATE: 01/11/2011
BY: [signature]



Planning Commission
October 3, 2019

AGENDA

1. Clifton Club- Request to Table Item
2. Alliant Treatment Center- Deferral Requested
3. St. Clement Church Lot Split



Docket No. 10-28-19
14503 Madison Avenue

ST. CLEMENT LOT SPLIT

Request

The review and approval of a property split of parcel PPN 314-19-005 into two parcels, pursuant to section 1155.07 - procedures for lot splits. The property is in an C2 - Commercial, Retail district.

14503 Madison Avenue
Lot Split

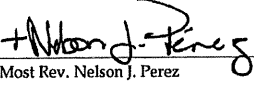
Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, OH 44107

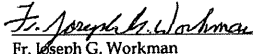
RE: 2022 Lincoln Avenue
Request for lot split at St. Clement campus - 2022 Lincoln Avenue
Owner's Authorization

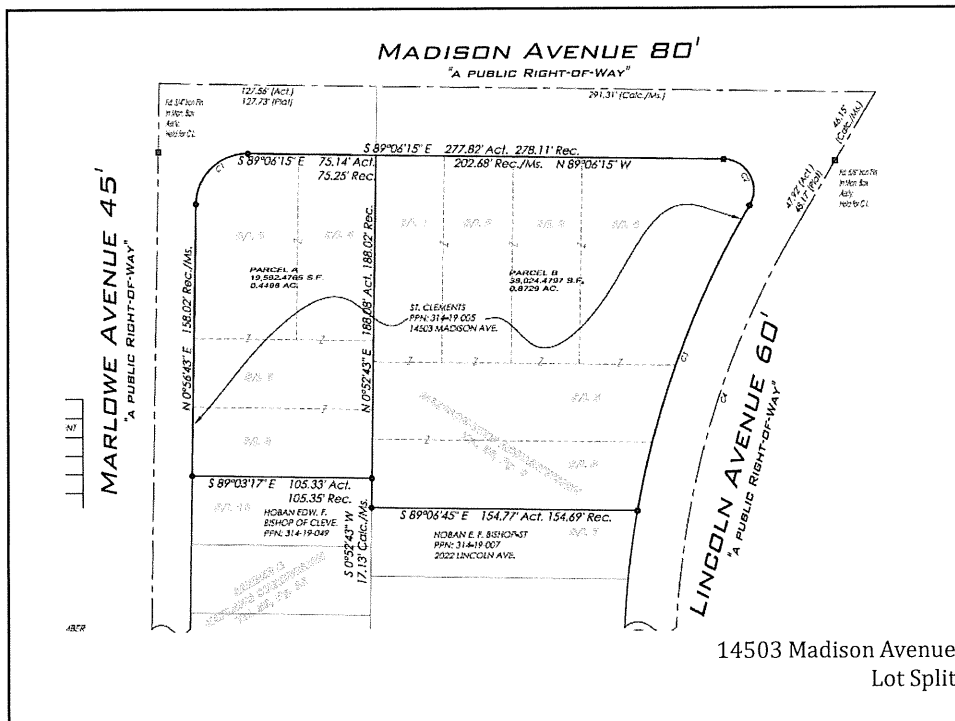
To Whom it May Concern-

The undersigned, representing both the legal owner (the Bishop of the Catholic Diocese of Cleveland as trustee for St. Clement Parish) and the beneficial owner (St. Clement Parish) of Permanent Parcel Number 314-19-005 have granted Liberty Development Company permission to pursue on their behalf a lot split for said parcel.

Sincerely,


Most Rev. Nelson J. Perez
Bishop of the Catholic Diocese of Cleveland


Fr. Joseph G. Workman
Pastor of St. Clement Parish





Request

The review and approval of a property split of parcel PPN 314-19-005 into two parcels, pursuant to section 1155.07 - procedures for lot splits. The property is in an C2 – Commercial, Retail district.

CONDITION: Final approval by City Engineer.

14503 Madison Avenue
Lot Split



Planning Commission
October 3, 2019